

## **GRAND VIEW PARK BOARD OF DIRECTORS MEETING APRIL 30, 2016**

Present: Terry Sullivan (President), Richard Carande (VP), Christine Fielder (Treasurer), Meagan Lokteff, Lisa Simpson (Secretary taking Notes) Tonya, Ashlynn and Scott Munn

**MEETING BEGAN AT: 7:14 PM AT TRAIL RIDGE DRIVE, TERRY SULLIVAN'S RESIDENCE**

### **ANNUAL MEETING: SET FOR JUNE 4, 2016 0900-10:30**

Terry met with Carey Barnes of the Daven Haven as to plans for our Annual HOA being held there on June 4, 2016. The meeting is scheduled to begin at 9:00 am. Richard will bring a projector and his computer. Carey has a screen. Richard will do the IT presentation for the budget. The fee is \$100 for the room and \$10 per head so we do need an RSVP. Christine will send out a mailing and Richard will do a separate email to remind folks to RSVP. Terry has to call Carey Barnes for a head count by May 20, 2016

Handouts required: Agendas, Directory of Residents, and at least 12-15 hard copies of the June 20, 2015 Annual HOA Meeting, depending on RSVPs.

### **PRESIDENT'S REPORT: TERRY SULLIVAN**

The Attorney at the 2014 annual meeting gave the membership suggestions of required changes to be adopted into the bylaws and policies of Grand View Park. The changes are mandates that HOA has to comply with per the Senate Bill. The board discussed these changes. This Board has the right and duty to vote on and adopt these mandates to bring our bylaws into compliance. Many of the issues are how the meetings are conducted, how dues, fines are assessed and how the operations of the community will be handled. The board has read all the mandates. Richard will post the mandates and changes to the bylaws for all the membership to view.

We, the Board of Grand View Park have voted at this April 30, 2016 Board of Directors meeting and officially adopted the recommendations and mandates officially named the Colorado Common Interest Ownership (CCIO) mandates which amends the GVP bylaws and brings our documents into compliance with Senate Bill.

Covenant Violations:

Dumpster Overflow: Someone place a microwave into the dumpster. The trash is currently picked up twice a week.

Trailers and Boats: The board recognizes the covenant rules and Terry continues to address these issues with the violators and will give them reminders of the rules which they are well aware of both in written form and through verbal communications. Richard may send out a communication before summer begins to remind the membership of the rules regarding trailers and boats.

Rita Snock's email of April 27, 2016 noting a covenant Violation regarding the dog leash law was presented to all. The email is entered into the record. Discussion ensued. Terry summarized the events that have transpired with Ekko (the Munn Family dog) and the Snock/Hiddell family. Terry also mentioned that Rita was concerned about Lisa Simpson and Byron Miller's dogs chasing cars however,

it was noted that the dogs run in front of the cars and are subject to voice recall commands. Scott and Tonya have presented the board with a letter explaining the interactions between Ekko and the Hiddel children, Rita Snock and Derek Hiddell. The Munn's letter is hereby submitted as part of the record in the secretary's notebook. The letter from Tonya and Scott Munn explains that their dog is and has been and continues to be in training for nearly a year. Victoria Baker is training the dog once per week. The letter explains that they are working on it diligently and would like to continue to work with their dog with kids, cars and other neighbors. The board supports their efforts.

Rita's letter suggests that the board has been lax in their implementation of the leash law. Discussion ensued as to what is the definition of the leash law in Grand County and in Grand View Park.

Rita's letter also noted an excessive amount of dog waste on the road sides and the poor condition of the roads themselves. All present said they are committed to cleaning up dog waste (Terry will also include this in his president's address at the annual meeting). Terry also noted that the road maintenance schedule with Bob's Blade Service is in place and the annual grading work is scheduled as is always the case once the frost has surfaced and the road is ready for grading.

Terry noted that he responded to a previous email (sent several months ago) from Rita Snock and noted in that email the multiple steps (both verbal and written) that the president and board have taken to improve the dog situation in the Hiddell/Snock/ Munn part of the GVP neighborhood.

Maegan noted that there are many other dogs in and outside of the community that are running around the streets.

Question: Is it a violation to go into the open space and throw the ball with your dog?

Question: Is it a violation to have an electronic collar to which a dog responds to recall? Is that considered a "leash" since it is a means of controlling your pet?

The board felt it was prudent to maintain and define the leash law for Grand View Park.

3.09 of the Covenants were referenced by all; Animals within the property must be held by a leash or within an enclosure on their property

**Motion:** We, the board, define the leash law to include: electronic collars, electronic fence, verbal recall command and whistle commands. Motion seconded by Richard.

**Vote:** The vote was taken, all in favor indicated aye, Any opposed: none. The vote passes with all Board Members in favor of adopting the definition of leash law as stated above.

The leash law as written was intended to control dogs to make sure the dogs and membership are safe. In Grand County if you recall or command the attention of your dog that is considered controlling your animal. If you do not or can not control your dog, this is a violation of the GVP covenants and will be dealt with as outlined in our covenant violation procedures.

**DESIGN REVIEW COMMITTEE: Terry Sullivan**

Terry Sullivan is transferring the chairmanship of the Design Review Committee (DRC) to Ralph Hayes. Ralph will manage the two up-coming building projects of Todd Litke/Pete Cross (Lots 51 and 52) and

McMurdo's (Contractor: Steve Spencer of Hi County Construction). The McMurdos are building an addition onto their home on Lot 41. They purchased the adjacent lot 40 last fall. Terry will help Ralph transition. Construction will be conducted on Lot 41 (the lot that the home is currently located on) even though they now own the adjacent Lot 40. The board granted vacation of easements between 40 and 41 and between 50 and 51 to allow for construction on both projects.

**TREASURER'S REPORT: CHRISTINE FIELDER**

Terry summarized that this year is a transition year for the dues payment. We assessed a partial payment of \$100 of dues in Jan/Feb of this 2016 year. The reason for this change of payment schedule was to change our billing cycle to collect dues in July 2016 after our annual meeting. Maegan asked if the community had ever done a reserve study. We have not. The discussion ensued if the board needs to charge dues which are in the same amount as to the annual expenditures. The discussion also expanded to include: is there a five year plan for the road maintenance, ditches, and other community responsibilities such as tree removal in the open space.

4.06 Assessments of the covenants were referenced: The board read the covenants to see if dues must equal annual expenditures. Richard says that while the covenants indicate that the assessments "shall be based on a budget adopted" (4.06 A.i), there was nothing indicating that dues must *equal* annual expenditures as far as he could see.

The board then discussed whether we should charge an additional \$100 in July or rather draw down on our reserves that are plentiful at \$58,000 +/- . This would be a line item under revenues and we would withdraw an amount from active account to cover the balance of expenditures not covered by the initial dues income of \$5600 which was collected in February of this year 2016.

The question is...Do we need to collect more? The board feels that we do not based on our current savings account and costs:

The proposed 2015 budget v. the actual spent is as follows:

Website Fee Proposed: \$700	Actual Spent \$200
Liability Insurance Proposed: \$2200	Actual Spent: \$2199
Snow Removal Proposed: \$2400	Actual Spent to Date: \$1200
Road Work (Bob's Blade): 3X (possibly increase grading frequency)\$1500	Actual Spent: \$1634
We will need to increase this as we will want to put more road base on and crown the road	
Trash Proposed: 3600	Actual Spent \$3600
General Expenses Proposed: \$800	Actual: \$800
Bookkeeping and Reconciliation: \$200 (NEW ITEM) Proposed for reviewing the reports twice per year	
Total Proposed: \$11,210	Actual: \$9634

The budget would require about \$74.00 per lot to meet the annual expense and make good on the expenses for the rest of this year 2016.

The minutes reflect that the dues that were collected in January/February of 2016 were a partial income collection to cover this year's fiscal budget agreed to by the membership in June of 2015 at the firehouse meeting. The board is recommending that we make use of our savings totaling \$58,000 +/- (within this amount \$23,000 is reserved and protected).

**Motion:** Terry made a motion to NOT collect an additional \$100 and just take the funds from the active checking account to cover the balance of the 2016 expense. \$9634 (actual expenses) - \$5600 (dues already collected) = \$4, 034 (divided by 56 = \$74.00 per lot). Seconded by Lisa.

**On June 4, 2016, we will be discussing a new budget cycle and will assess the next dues which will cover the budget from: June 1, 2016 – May 31, 2017**

**New Dues will be due on August 1, 2016** and will apply to our newly approved budget (after the 2016 Annual Meeting) which is the fiscal year of June, 1, 2016 through May 31, 2017

The board agrees unanimously to pay the balance due for the previous year's budget out of the current active checking account which amounts to \$74.00 per lot.

**Vote:** All in favor of not assessing an additional \$100 to cover the balance of \$4,034 say aye.

Vote was taken: Unanimous vote in favor Opposed: none

The motion passes to cover the current budget's balance in the amount of \$4034 (or \$74.00 per lot) out of the current savings in the Grand View Park active account.

The 56 lot owners will vote and ratify this budget item on June 4, 2016.

## **HOA AGENDA AND FORMAT: DAVEN HAVEN 9:00 AM, JUNE 4TH**

1. Approval of the 2015 Annual Meeting Minutes
2. President's Report: Overview – 5 Minutes
3. Website Overview: Richard Carande, Vice Present and Website Director  
Continued and Improved communications through the website and email blasts  
Reminders about dogs, boats and trailers
4. Treasurer's Report: Christine Fielder  
Present the budget (through May 31, 2016) with actual expenditures  
New Budget: June 1, 2016 – May 31, 2017  
Motion to Approve the new budget  
Motion to Approve the dues which will be collected by August 1, 2016  
will apply to our newly approved budget fiscal year of June, 1, 2016 through May 31, 2017.
5. Election of New Officers
6. Comments and Remarks for the good of GVP.

Board then Reviewed the current and proposed budget:

Website Line item: we are good at \$200

Liability Insurance Item: we are good at \$2200

Snowplowing: we are good at \$2400

Road Maintenance: Need to Increase Bob's Blade Service: \$1500 Additional to cover additional road base material and some extra grading: \$3000 (Now)

Trash Service: we are good at \$3600

General Expenses: We will change to \$800

Bookkeeping: We will add \$200 to cover a semi-annual (twice per year) review of the reports by a bookkeeper

Total: \$12,400 (Divided by 56 Lots) = \$222.00 per lot

Other expenses: Purchase \$400 of building materials to enclose the dumpster enclosure. Once enclosure is fully completed, the board plans change out the dumpster to a more user friendly container which has a plastic top to aid in opening the top. The current top is heavy metal and is difficult to open.

Landscape Improvements at the entry: Terry suggested that we need some landscape work at the entry. Cut back some of the brush, add some enhance landscaped improvements. Lisa suggested some mulch be added. Scott suggested that we open the discussion up to the membership to get ideas from the rest of the community.

Comments for the Good of Grand View Park: will now be an official line item on every agenda from now on which is essentially a time for the membership to say whatever they like however, we will limit the comments to 3 minutes per member.

**MEETING ADJOURNED AT: 9:28 PM**